170.A	0004	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	455,500 / 455,500
					USE VALUE:	455,500 / 455,500
					ASSESSED:	455,500 / 455,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #: 13

Owner 1:	PUSAPATI RAJU V ETAL
Owner 2:	JANDHYALA SRIDHAR & PADMA D
Owner 3:	
Street 1:	43280 GALLEGOS AVE
Street 2:	
Twn/City:	FREMONT
St/Prov:	CA Cntry Own Occ: N
Postal:	94539 Type:

PREVIOUS OWNER

Owner 1:	PENTLAND MAUREEN D -
Owner 2:	-
Street 1:	2805 E OAKLAND PARK BLVD
Twn/City:	FT LAUDERDALE
St/Prov:	FL Cntry
Postal:	33305

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1919, having primarily Vinyl Exterior and 1196 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	455,500			455,500
Total Card	0.000	455,500			455,500
Total Parcel	0.000	455,500			455,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.85 | /Parcel: 380.85

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 170.A-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	455,500	0	.		455,500		Year end	12/23/2021
2021	102	FV	442,500	0	.		442,500		Year End Roll	12/10/2020
2020	102	FV	436,000	0	.		436,000	436,000	Year End Roll	12/18/2019
2019	102	FV	433,600	0	.		433,600	433,600	Year End Roll	1/3/2019
2018	102	FV	384,000	0	.		384,000	384,000	Year End Roll	12/20/2017
2017	102	FV	350,500	0	.		350,500	350,500	Year End Roll	1/3/2017
2016	102	FV	344,200	0	.		344,200	344,200	Year End	1/4/2016
2015	102	FV	318,300	0	.		318,300	318,300	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PENTLAND MAUREE	78031-120	2	6/16/2021		500,000	No	No		
PENTLAND GRAEME	60647-215		12/4/2012	Convenience	1	No	No		
DUNN JOHN J & C	55574-332		10/12/2010		300,000	No	No		
DUNN JOHN J & C	43586-225		8/25/2004	Family		No	No		MASTER DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2012	691	Manual	4,600					INSULATION

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	Measured	DGM	D Mann
7/17/2013	Info Fm Plan	BR	B Rossignol
12/16/2008	Entry Denied	345	PATRIOT
12/16/2008	Measured	345	PATRIOT
5/12/2005	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7652													G6	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc CONDO | Total: | Spl Credit | Total:

User Acct

260909

GIS Ref

GIS Ref

Insp Date

09/24/18

!14998!

PRINT

Date	Time
12/30/21	19:59:31

LAST REV

Date	Time
07/08/21	17:26:22

mmcmakin

PAT ACCT. 14998

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	112693
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	48.299999237
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj $ / SQ:	411.668
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	0.89999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	510619
Depreciation:	55147
Depreciated Total:	455472

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	370.50
Special Features:	0	Val/Su Net:	380.85
Final Total:	455500	Val/Su SzAd	380.85

SKETCH

UnSketched SubAreas:
GLA: 1196,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,196	411.670	492,355

Net Sketched Area:	1,196			Total:	492,355
Size Ad	1196	Gross Area	1196	FinArea	1196

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

170.A-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc